

COUNTY OF LOUDOUN
DEPARTMENT OF PLANNING
MEMORANDUM

DATE: May 8, 2008
TO: Loudoun County Planning Commission
FROM: Stephen Gardner , Project Manager
SUBJECT: May 8, 2008 Planning Commission Briefing – Update
Beaumeade Merritt Tract – Beaumeade Gun Club Training Facility

As an update to the May 15, 2008 Staff Report, please note the following second referrals: 1) Virginia Department of Transportation (VDOT); 2) Office of the Sheriff; and 3) Department of Fire, Rescue and Emergency Management. In addition, please note the status of the following issues, identified as outstanding in the Public Hearing Staff Report:

1. **Public / Civic / Open Space:** A "PICNIC AREA" has been delineated on the special exception plat and does provide the public/civic component envisioned by the Revised General Plan for areas designated as suitable for Business uses. Conditions have been included defining specific amenities (i.e. tables and/or benches) to be included in such area and requiring design elements (i.e. vegetation, berms, etc.) to shield the area from the adjoining roadway. However, staff will continue to refine the Conditions to include additional specificity regarding capacity and types/quantity of vegetation and/or features. ***Issue Status: Under Review.***
2. **Sidewalks / Pedestrian Linkages:** Sidewalks have been illustrated on the Special Exception Plat adjacent to the proposed building and parking areas. A pedestrian connection has also been noted between the parking lot and the "PICNIC AREA." ***Issue Status: Resolved.***
3. **Building Security Measures:** A second referral, dated May 6, 2008 and attached for reference, has been completed; all outstanding issues have been resolved. The Sheriff's Office has requested a Condition of Approval limiting the distribution of alcohol to those times when all other functions of the facility associated with the discharging of firearms has been suspended. Condition #5 has been added accordingly. ***Issue Status: Resolved.***
4. **Construction Fence Adjacent to W&OD Trail:** The Applicant has agreed to install a super silt fence along the shared boundary with the Northern Virginia Regional Park Authority. The Park Authority is agreeable to this approach, and a profile

detailing the super silt fence has been included as part of Condition #3. ***Issue Status: Resolved.***

STAFF RECOMMENDATION

All critical issues have been resolved, and staff recommends approval of this application. However, additional review of the Conditions by Zoning Administration and the County Attorney's Office must be completed prior to final action by the Board. Minor revisions to the conditions may result accordingly.

SUGGESTED MOTIONS

1. I move that the Planning Commission forward SPEX 2008-0019, Beaumeade Merritt Tract – Beaumeade Gun Club Training Facility, to the Board of Supervisors with a recommendation of approval, subject to the Conditions of Approval dated May 8, 2008 and based on the attached Findings for approval.

OR,

2. I move that the Planning Commission forward SPEX 2008-0019, Beaumeade Merritt Tract – Beaumeade Gun Club Training Facility, to a Committee of the Whole meeting for further discussion.

OR,

3. I move an alternate motion.

ATTACHMENTS

1. SPEX Conditions of Approval, dated May 8, 2008
2. Findings for Approval
3. Office of the Sheriff Second Referral, dated May 6, 2008
4. Virginia Department of Transportation (VDOT) Second Referral, dated April 29, 2008
5. Fire, Rescue and Emergency Management Second Referral, dated May 7, 2008

SPEX 2008-0019 CONDITIONS OF APPROVAL – May 8, 2008

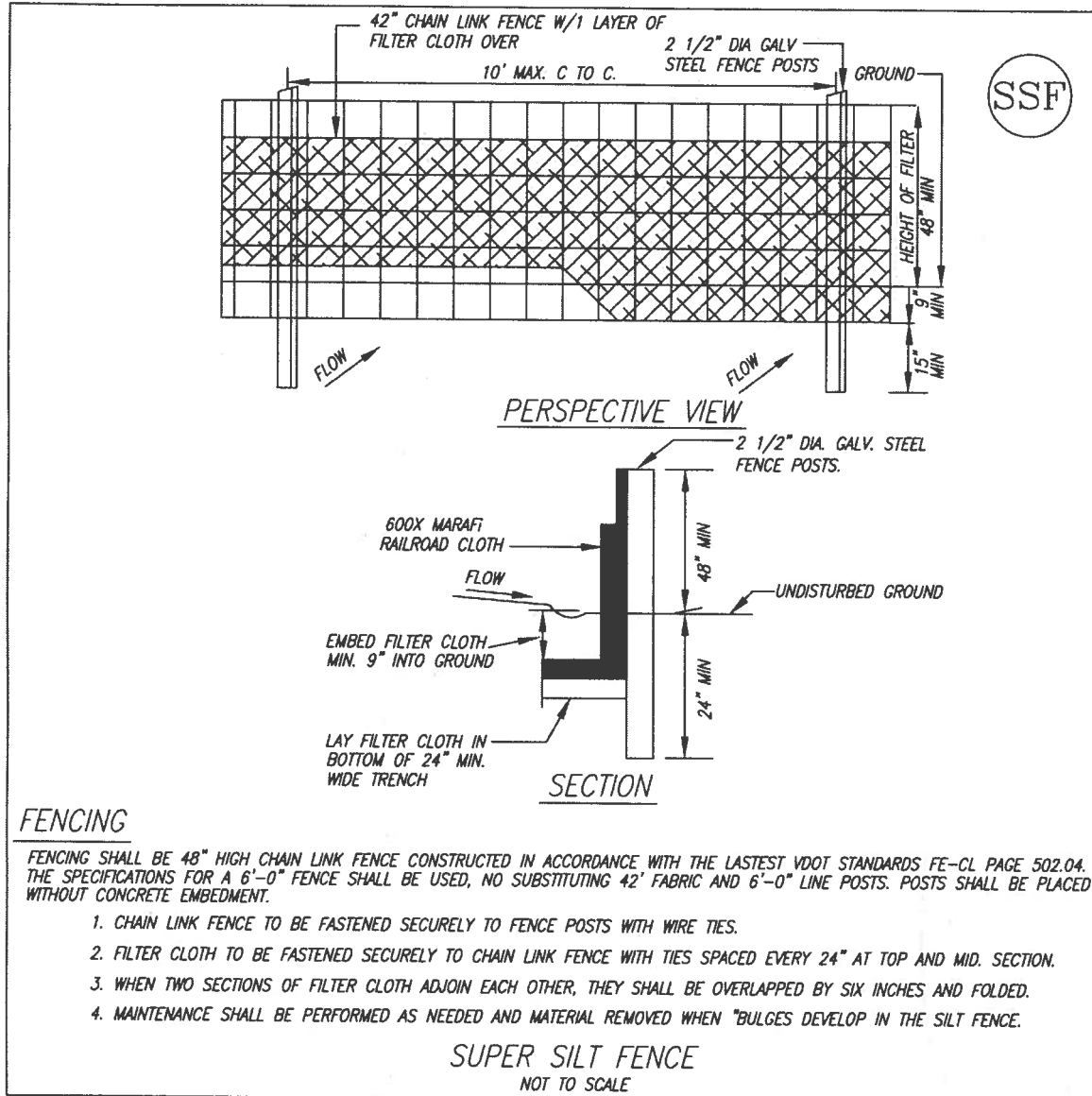
Staff recommends the following conditions of approval:

1. The special exception uses for “civic, social, fraternal association meeting place” and “firearm range, archery range, indoor” shall be developed in substantial conformance to the “Beaumeade Gun Club Training Facility Special Exception Plat,” dated February 19, 2008, revised to May 1, 2008, and prepared by christopher consultants. Approval of this application does not relieve the applicant of any Zoning Ordinance, Codified Ordinance, or any other requirement.
2. The Applicant shall make a one-time, regional road contribution of \$6,000.00. This contribution shall be used for one or more of the following: 1) The installation of a traffic signal at the intersection of Beaumeade Circle North and Loudoun County Parkway; 2) The installation of a traffic signal at the intersection of Beaumeade Circle South and Loudoun County Parkway; 3) A signal warrant analysis for either of the afore-mentioned intersections; and/or 4) Other related traffic improvements associated with Loudoun County Parkway or either of the afore-mentioned intersections. The contribution shall be paid to the County of Loudoun concurrent with the issuance of a zoning permit for the “civic, social, fraternal association meeting place” use or the “firearm range, archery range, indoor” use on the Property. The contribution shall escalate annually from the base year of 2008 and change effective each January 1st thereafter, based on the Consumer Price Index (CPI).
3. The Applicant shall not encroach onto the property owned and/or operated by the Northern Virginia Regional Park Authority (i.e. W&OD Trail) for any purpose prior to, during, or after construction of the facility. To preclude the encroachment onto property owned and/or operated by the Northern Virginia Regional Park Authority (i.e. W&OD Trail), the Applicant shall erect a super silt fence along the northern boundary of the Special Exception Area. The super silt fence shall be constructed in a manner consistent with the attached profile (Attachment A) and shall be in place prior to the commencement of construction on the subject site.
4. Prior to the issuance of an occupancy permit for the “civic, social, fraternal association meeting place” use or the “firearm range, archery range, indoor” use on the Property, the Applicant shall coordinate with the appropriate representatives from the Department of Fire, Rescue and Emergency Management to arrange an on-site visit and inspection of the facility. Such an inspection is intended to review fire protection systems and ensure access is available to emergency first responders after the facility is operational.
5. To ensure the health, safety, and welfare of the public, the sale and/or distribution of alcohol shall be allowed if and only if activity is suspended in all areas of the facility associated with the discharge of firearms, such areas are secured, and no firearms of any kind are allowed within the facility, excluding Law Enforcement Offices.

6. Any additional lighting installed to accommodate the facility shall be fully shielded as defined by the Illuminating Engineering Society of North America (IESNA). Light will be directed inward and downward toward the interior of the property, away from nearby properties.
7. To provide employees an area in which to congregate, the area designated on the Special Exception plat as a "PICNIC AREA" shall contain amenities that include either picnic tables and/or benches. Amenities shall be installed prior to the issuance of an occupancy permit for either the "civic, social, fraternal association meeting place" use or the "firearm range, archery range, indoor" use on the Property.
8. In an effort to provide a sense of enclosure and limit the exposure of employees to roadway/parking noise, fumes, and traffic views, the area designated on the Special Exception plat as a "PICNIC AREA" shall include design elements such as earthen berms, vegetation (i.e. trees and shrubs), and/or constructed features to be located along Guilford Drive, along the parking area associated with the special exception uses, and adjacent to such area. Design elements shall be installed prior to the issuance of an occupancy permit for either the "civic, social, fraternal association meeting place" use or the "firearm range, archery range, indoor" use on the Property.

Note: The applicant has agreed to contribute \$.10 per square foot of development (\$6,405.00) to the servicing Fire and Rescue Company. The contribution shall be paid to the County of Loudoun concurrent with the issuance of a zoning permit for the "civic, social, fraternal association meeting place" use or the "firearm range, archery range, indoor" use on the Property.

ATTACHMENT A – (Super Silt Fence Profile)



FINDINGS FOR APPROVAL

1. The proposal confirms to the policy guidance of the Revised General Plan.
2. The civic, social, fraternal association meeting place and the indoor firearm range and archery range are considered appropriate uses within a designated Business area.
3. The application complies with the requirements of the 1993 Loudoun County Zoning Ordinance.



OFFICE OF THE SHERIFF MEMORANDUM



TO: Stephen Gardner
Project Manager, Department of Planning

FROM: David R. Franklin *DRF*
CIP Manager/Planner

FILE NO:

DATE: May 6, 2008

SUBJECT: SPEX 2008-0019

REFERENCE: Beaumeade Gun Club Training Facility

The Sheriff's Office has reviewed the responses by MVM to our issues outlined in the April 29, 2008, memorandum. All of the issues were dealt with thoroughly by the applicant with appropriate measures proposed to reasonably assure the safety of members and the public.

The policy outlined in response to the question "Will alcohol be served or allowed on the premises?" is sound and should preclude any incidents or accidents. That said, the Sheriff's Office recommends that the alcohol policy specified in the applicant's response be established as a condition of approval.

Our final comment pertains to the security measures proposed, particularly those prohibiting live firearms in areas other than the ranges. The policies outlined appear well thought out and appropriate. Given the need for membership to be a viable and successful enterprise, coupled with the level of clientele anticipated, there may be a tendency of leniency toward infractions that, if not properly addressed, could jeopardize safety. For this reason, the applicant should be strongly encouraged to emphasize safety policies and ensure strict compliance at all times.

ATTACHMENT 3



COMMONWEALTH of VIRGINIA

DAVID S. EKERN, P.E.
COMMISSIONER

DEPARTMENT OF TRANSPORTATION

14685 Avion Parkway
Chantilly, VA 20151
(703) 383-VDOT (8368)

April 29, 2008



Mr. Stephen Gardner, Project Manager
County of Loudoun
Department of Planning MSC#62
1 Harrison Street, S.E.
P.O. Box 7000
Leesburg, Virginia 20177-7000

Re: Beaumeade Merritt Tract – Beaumeade Gun Club Training Facility
Loudoun County Application Number: SPEX 2008-0019

Dear Mr. Gardner:

We have reviewed the above application as requested and have no objection to the approval.

If you have any questions, please call me at (703) 383-2046.

Sincerely,

A handwritten signature in blue ink, appearing to read "Rashid Siraj".

Rashid Siraj, P.E.
Transportation Engineer

(App..04-29-08)

ATTACHMENT 4



Loudoun County, Virginia
Department of Fire, Rescue and Emergency Management

803 Sycolin Road, Suite 104 Leesburg, VA 20175
Phone 703-777-0333 Fax 703-771-5359



Memorandum

To: Stephen Gardner, Project Manager
From: Maria Figueroa Taylor, Fire-Rescue Planner
Date: May 7, 2008
Subject: Beaumeade Gun Club Training Facility
SPEX 2008-0019, Second Referral

Thank you for the opportunity to review the Applicant's response to Fire-Rescue's first referral comments dated April 4, 2008. The Applicant adequately addressed staff's concerns with the second submission. Staff has no further comments regarding this application.

If you have any questions or need additional information, please contact me at 703-777-0333.

C: Project file

ATTACHMENT 5